MANCHESTER CITY COUNCIL

Planning

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Date: 22 August 2023

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 137827/NMC/2023
Description: Non material amendment to planning permission referenced 131891/FO/2021 to allow raised parapets and raising of cill to ground floor window to block 2,
Location: Land On The Corner Of Victoria Avenue And Chain Road, Manchester

I refer to your application for a non-material amendment to planning permission reference 131891/FO/2021.

The proposed amendments relate to the raising of the parapet to provide sufficient guarding for maintenance on the roof and the raising of cill to ground floor window facing Chain Road. Both changes relate to apartment Block 2.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant or material alterations to the host planning permission.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 131891/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 131891/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings:

18- 002 1033 Rev J received by the City Council, as Local Planning Authority on 10 August 2023.

18-002 1031 Rev D, 18-002 1032 Rev D and 18-002 1034 Rev G received by the City Council, as Local Planning Authority on 6 June 2023.

18-002 1010 Rev E, 18-002 1011 Rev F, 18-002 1014 Rev A, 18-002 1030 Rev D, 18-002 1035 Rev E, 18-002 1036 Rev C, 18-002 1037 Rev D, 18-002 1038 Rev E, 18-002 1039 Rev C, 18-002 1040 Rev D, 18-002 1042 Rev C, 18-002 1043 Rev B and 333-01B (Landscape drawing) stamped as received by the City Council, as Local Planning Authority, on the 16 March 2022.

18-002 1012 Rev B, 18-002 1013 stamped as received by the City Council, as Local Planning Authority, on the 24 January 2022

12851.201B 12851.201E Proposed Drainage Layout issued today, 12851.203 12851.203 A S104 Catchment Areas Plan , 333-01-A, 21.B.12851/303, 21.B.12851/304, 21.B.12851/305 stamped as received by the City Council, as Local Planning Authority, on the 23 February 2022

101 Rev C, 201 Rev D, 202 Rev A and 206 stamped as received by the City Council, as Local Planning Authority, on the 28 February 2022

12851.201E Proposed Drainage Layout stamped as received by the City Council, as Local Planning Authority, on the 14 March 2022

Supporting information

Drainage maintenance plan letter and sewer map letter stamped as received by the City Council, as Local Planning Authority, on the 3 February 2022

Transport Assessment, Design and Access statement, affordable housing statement, air quality assessment, crime impact statement, economic statement, landscaping details, planning statement, local labour proposal, construction management plan, noise impact assessment, tree survey, ecology report, flood risk assessment stamped as received by the City Council, as Local Planning Authority, on the 11 October 2021

Local Benefit Proposal prepared by Terra Nova Developments stamped as received by the City Council, as Local Planning Authority, 22 December 2021

Micro drainage calculations stamped as received by the City Council, as Local Planning Authority, on the 3 and 28 February 2021

Phase 2 geo environmental investigation stamped as received by the City Council, as Local Planning Authority, on the 8 March 2022

12851 - Chain Road MicroDrainage Calcs 22 03 11 Full Network Incl Private stamped as received by the City Council, as Local Planning Authority, on the 14 March 2022

Waste management profoma stamped as received by the City Council, as Local Planning Authority, on the 15 March 2022

Chain Road Materials - Rev E (material tracker) stamped as received by the City Council, as Local Planning Authority, on the 16 March 2022

Energy and Environmental Statement Rev B stamped as received by the City Council, as Local Planning Authority, in the 16 March 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing